

**4817 Fourth  
Avalon, NJ 08202**

**Asking \$8,250,000.00**



#### COMMENTS

4817 Fourth Avenue presents itself to be one of the last of the large cul-de-sac lots in the highly desirable lagoon section of Avalon. Situated on an enormous 17,110 Square foot lot that will allow for the construction of 10,000 + square foot home this is a rare opportunity indeed. With 184 lineal feet of bulkhead located on the bay with one of the largest waterfront views in all of Avalon, rare and unique are the operative descriptive words. The bayfront channel to the south affords stunning views to the south towards Stone Harbor. This bayfront has docking facilities that consist of two very large boat slips as well as a generous floating dock for the boating enthusiast. The Bulkhead was replaced in 2015 and was constructed by renowned marine contractor Channel Marine. The existing home is an impeccably kept and highly maintained 5 bedroom 2 1/2 bath home was built in 1976 and subsequently tastefully renovated by the current owner with numerous upgrades. The rear yard of this home has an expansive ground level deck with a massive inground pool for backyard entertaining. The kitchen features a large center island and appliances include Subzero refrigerator, Asco dishwasher, Dacor oven and microwave and a GE Profile electric cooktop. The photo gallery of this home and site do not fully capture the uniqueness and beauty that this site offers. That can only be realized with a visit to the site, so put this one high on your list as a must see!!!

#### PROPERTY DETAILS

Exterior Wood	OutsideFeatures Deck Outside Shower In Ground Pool Boat Slips Sprinkler System	ParkingGarage Garage 2 Car Attached Auto Door Opener Stone Driveway	OtherRooms Living Room Kitchen Eat-In-Kitchen Dining Area Laundry/Utility Room Great Room
InteriorFeatures Cathedral Ceilings Wood Flooring Smoke/Fire Alarm Wall to Wall Carpet Kitchen Island	AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Electric	AlsoIncluded Drapes Curtains Shades Blinds Rugs Furniture Window Treatments	Basement Crawl Space Plumbing

# Berger Realty

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